



Urban Design  
Studio L.L.C.

20-PP-2003  
12-8-2003

Master Planned Communities, Land Planning, Site Planning &  
Design, Environmental Analysis & Landscape Architecture

## Project Narrative

# BOLDERO GRANDE

Hayden Road at Smokehouse Trail

This is an 8-lot un-gated custom home community developed in R1-43 ESL zoning. The development conforms to R1-43 zoning except for a single lot, where amended development standards are sought for lot size. A major wash (approximately 265 c.f.s.) transects the center of the site, which creates a major constraint to lot layout. Crossings of this wash have been minimized and Development Envelopes have been configured to avoid flood limits. A second wash runs along the south side of the property, with a flow of about 145 c.f.s.

Additional N.A.O.S. is being provided, and will be assigned to each lot and tract. Based on Upper Desert slope analysis approximately 3.32 acres of N.A.O.S. are required. An additional 15% or 3.8 acres are being provided; note that 7 of the 8 lots conform to un-amended development standards.

This project uses Development Envelopes on each lot to provide development areas from 16,200 square feet to 24,100 s.f. Several lots use "flag lot" configurations to allow better lot arrangements and to minimize wash crossings.

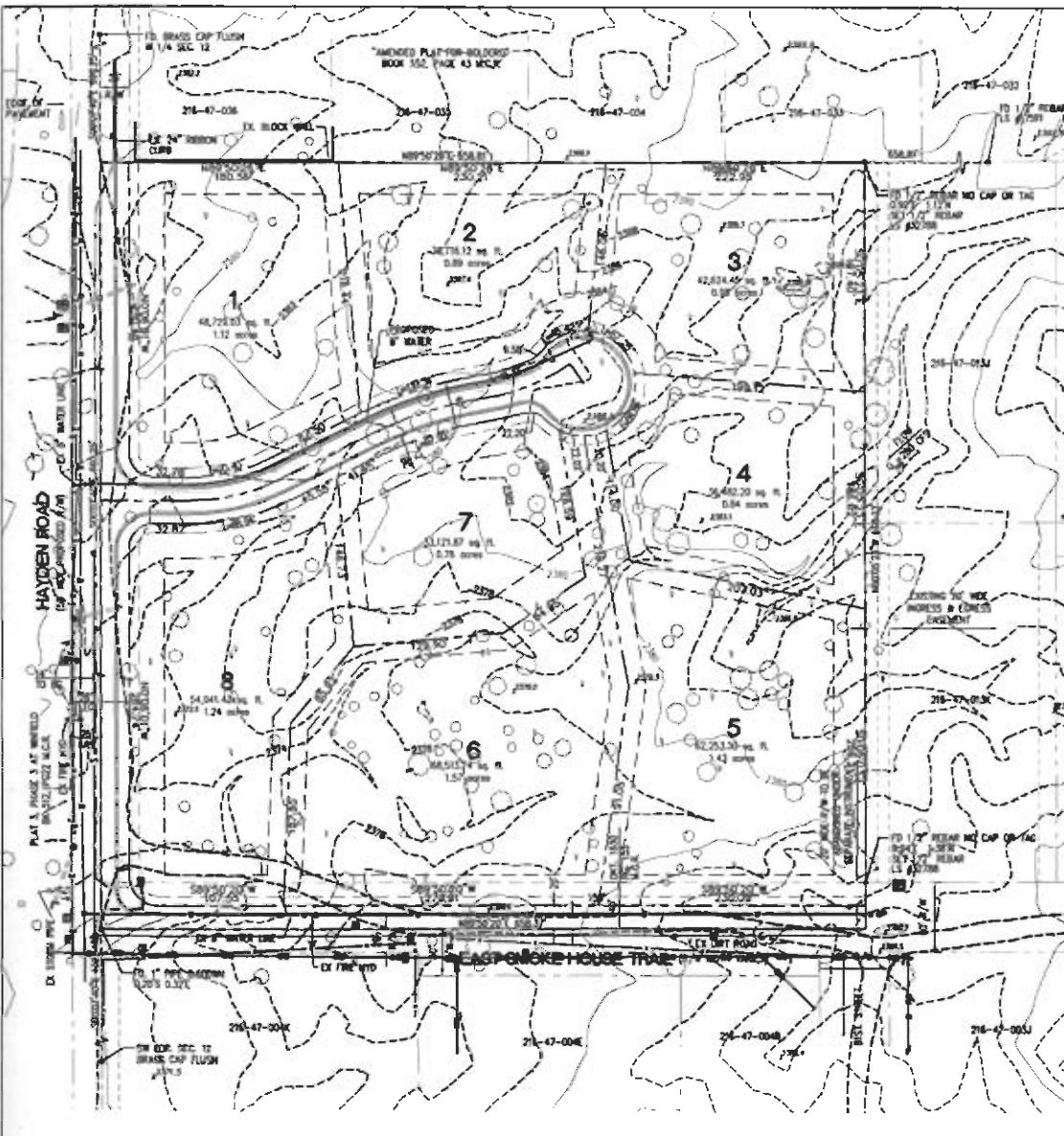
Boldero Grande is comparable to other similarly-scaled residential uses north and south of Westland Road in the Hayden/Boulders vicinity, providing substantial development envelopes while also preserving large amounts of connected open space and preserved natural vegetation.



7502 East Main Street, Scottsdale, Arizona 85251

Phone (480) 994-0994 Fax (480) 994-7332 [www.lvadesign.com](http://www.lvadesign.com)

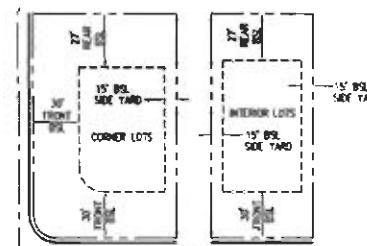




SCALE: 1" = 50

LEADER

- ONE EXISTING OVERHEAD ELECTRIC  
 E EXISTING ELECTRIC LINE  
 C EXISTING GAS LINE  
 -2358- EXISTING 2 FOOT CONTOUR  
 -2359- EXISTING 10 FOOT CONTOUR  
 X EXISTING FENCE  
 - PROPOSED PROPERTY LINE  
 - PROPOSED PROPERTY LINE  
 1235 EXISTING SPOT ELEVATION  
 BBL BUILDING SET BACK LINE  
 W PROPOSED IF WATER LINE  
 PUE PUBLIC UTILITY EASEMENT  
 VAE VEHICLE NON-ACCESS EASEMENT

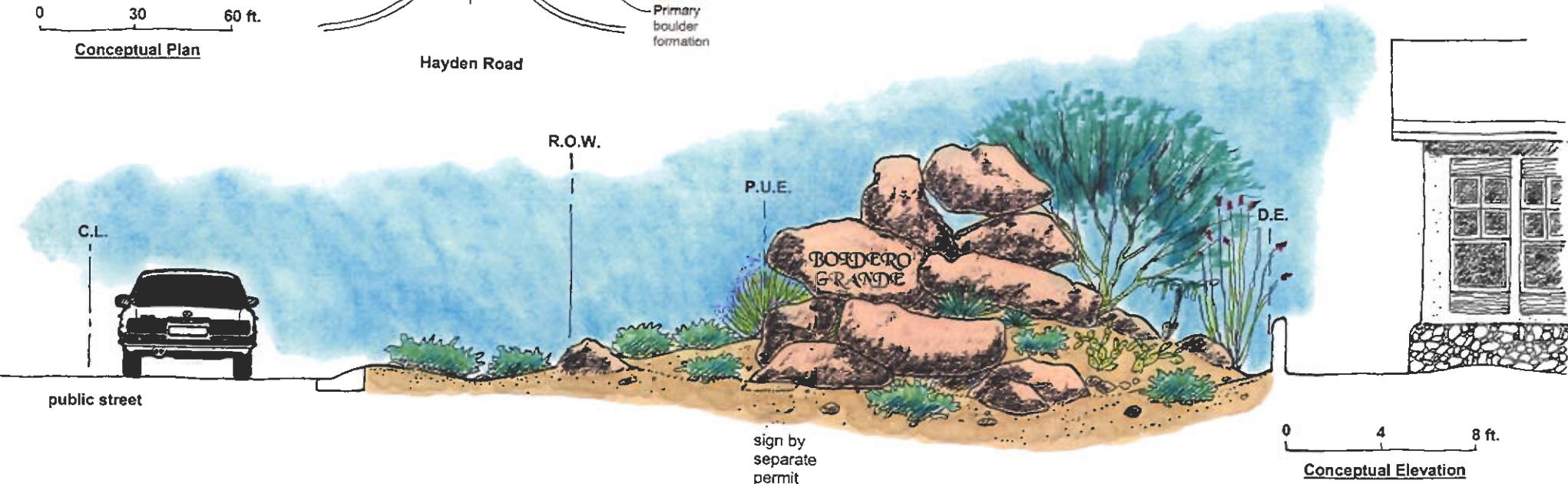
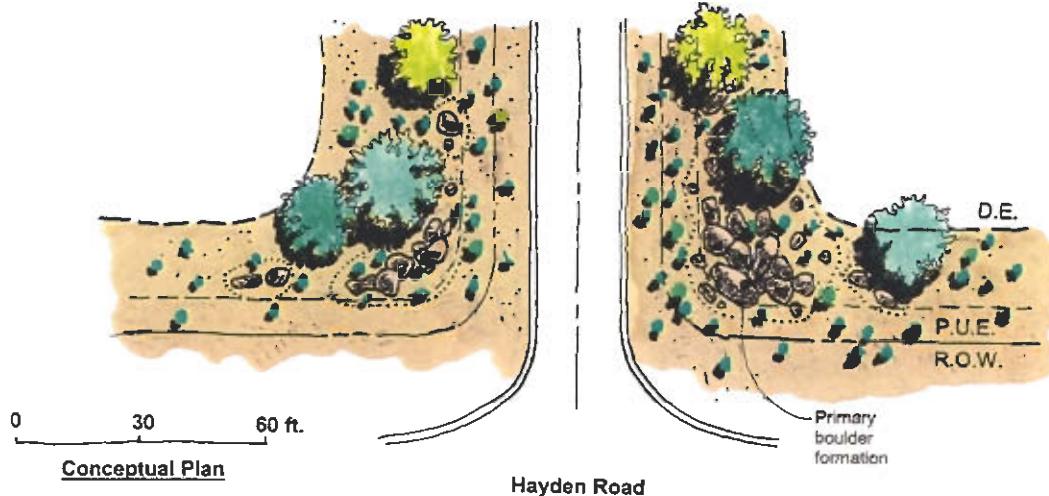


**TYPICAL LOT DETAILS**

NOTE

EXISTING WATER LINES ON MADDEN ROAD AND EAST SHOEMAKER TRAIL  
WAS CONSTRUCTED EITHER BY OTHERS OR UNDER THE CITY OF  
SCOTTSDALE CAPITOL IMPROVEMENT PROJECT. THE DEVELOPER SHALL  
HELD ON THE STATUS / DATES OF PAY BACK AGREEMENTS FOR  
THESE IMPROVEMENTS.





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## BODERO GRANDE Entry Concept

Stacked native granite boulders set on and into earth berthing to re-create a natural boulder formation with a natural plant community. Boulder sizes and shapes will vary, general range is from  $\frac{1}{2}$  ton to 5 tons. Some may be salvaged from the site if available. The formation will include balanced and/or stacked boulders and a flat-faced boulder to carry the project name.

ZG-PA-Q3  
547-PA-03

ATTACHMENT #5

(architecture is hypothetical)